098.0	0006	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,149,200 / 1,149,200
					USE VALUE:	1,149,200 / 1,149,200
					ASSESSED:	1,149,200 / 1,149,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		MORNINGSIDE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SILVA LILIANA
Owner 2:	MC ELHOE GLENN
Owner 3:	
Street 1:	2 MORNINGSIDE DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SICOT BERTRAND -
Owner 2:	-
Street 1:	2 MORNINGSIDE DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,912 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Wood Shingle Exterior and 2864 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11912.000	605,000		544,200	1,149,200
Total Card	0.273	605,000		544,200	1,149,200
Total Parcel	0.273	605,000		544,200	1,149,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.33 | /Parcel: 401.3

Legal Description

User Acct 64012

GIS Ref

GIS Ref

Insp Date 06/09/09

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 098.0-0006-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	605,000	0	11,912.	544,200	1,149,200	1,149,200	Year End Roll	12/18/2019
2019	101	FV	466,100	0	11,912.	544,200	1,010,300	1,010,300	Year End Roll	1/3/2019
2018	101	FV	466,100	0	11,912.	466,400	932,500	932,500	Year End Roll	12/20/2017
2017	101	FV	466,100	0	11,912.	435,300	901,400	901,400	Year End Roll	1/3/2017
2016	101	FV	466,100	0	11,912.	373,100	839,200	839,200	Year End	1/4/2016
2015	101	FV	456,300	0	11,912.	334,300	790,600	790,600	Year End Roll	12/11/2014
2014	101	FV	456,300	0	11,912.	309,400	765,700	765,700	Year End Roll	12/16/2013
2013	101	FV	456,300	0	11,912.	295,000	751,300	751,300		12/13/2012

!7978!

PRINT

Date	Time
12/10/20	22:34:24

LAST REV

Date	Time
06/17/16	08:07:38
ekelly	

PAT ACCT. 7978

USER DEFINED

Prior Id # 1:	64012
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SICOT BERTRAND	1342-134		8/16/2007		750,000	No	No		
HYNES JOHN N/ET	1286-51		6/21/2004		705,000	No	No		
	1146-16		9/12/1995		298,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/13/2015	240	Manual	1,500					Rework existing su
2/25/2015	179	Renovate	156,000					Renovate kitchen a
12/6/2013	1783	Solar Pa	17,472	C				
1/20/2012	73	Redo Bat	16,200					

ACTIVITY INFORMATION

Date	Result	By	Name
5/21/2015	Permit Insp	PC	PHIL C
2/6/2014	Info Fm Prmt	EMK	Ellen K
6/12/2012	Info Fm Prmt	BR	B Rossignol
6/9/2009	Measured	189	PATRIOT
12/3/2008	MLS	MM	Mary M
9/21/2005	MLS	BR	B Rossignol
9/25/2004	MLS	MM	Mary M
10/19/1999	Meas/Inspect	264	PATRIOT
8/28/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11912		Sq. Ft.	Site		0	70.	0.65	4									544,156						544,200	

Total AC/HA: 0.27346 | Total SF/SM: 11912 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 544,156 | Spl Credit | Total: 544,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	19 - Texture 111	45	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:	G - Good		

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	1	Rating:	Excellent
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.20002615
Const Adj.:	1.15104651
Adj $ / SQ:	131.222
Other Features:	144504
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	634185
Depreciation:	29172
Depreciated Total:	605012

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 4				Baths: 2			HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

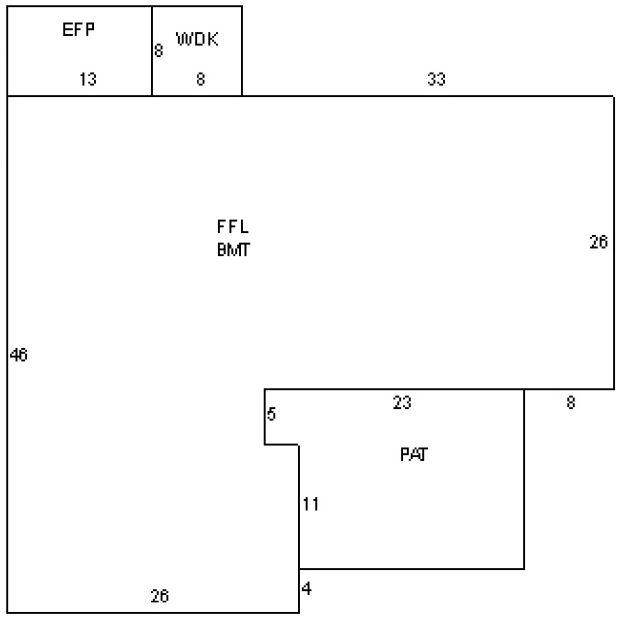
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	158.78
Special Features:	0	Val/Su Net:	140.01
Final Total:	605000	Val/Su SzAd	316.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,909	62.990	120,242
FFL	First Floor	1,909	131.220	250,503
PAT	Patio	335	3.880	1,299
EFP	Enclos Porch	104	61.470	6,393
WDK	Deck	64	18.420	1,179

Net Sketched Area:	4,321			Total:	379,616
Size Ad	1909	Gross Are	4321	FinArea	2864

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

098.0-0006-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: